



CITY OF SEABROOK

AGENDA BRIEFING

Date of Meeting: November 15, 2016

Submitter/Requestor: City of Seabrook

Date Submitted: 11/7/2016

Presenter: Sean Landis

Description/Subject:

A request for approval of a preliminary Planned Unit Development (PUD) plan to designate the Seaside RV Resort and Cabanas Planned Unit Development (PUD) the property being 8.883 acres of land situated in abstract 52 in the Ritson Morris Survey, Harris County Texas.

Applicant:

Stonemarc One, LLC, De Four Trace Seabrook, Texas 77586

Legal Description:

Being an 8.883 acre tract of land situated in Abstract 52 in the Ritson Morris Survey, Harris County, TX.

The property is located east of Old Highway 146 and immediately north of Red Bluff Road.

Request:

The applicant is requesting the aforementioned property be granted a preliminary Planned Unit Development (PUD) Overlay.

Purpose/Need: Policy Issue ☒ Administrative Issue ☐

The purpose of the preliminary Planned Unit Development (PUD) is to provide a flexible approach for development, allows a more flexible response to the market, encourage innovative mixed uses and site plan design.

Background/Issue (What prompted this need?):

Stonemarc One, LLC, owner of an 8.883 acre site located on Red Bluff Road and Old SH-146 in Seabrook, is requesting the approval of a preliminary Planned Unit Development (PUD) "Seaside RV Resort & Cabanas". The development is planned to have up to 90 "Class A" RV sites and up to 40 rental cabanas (130 units total) and will be the first RV Resort in Seabrook.

The tract is currently vacant land, zoned C-2 and is approximately 1,400 feet long by 260-300 feet wide and is within the "North Planning Area". The property has frontage on Old SH-146 (TXDOT ROW) and Red Bluff Road. The property is served by City of Seabrook water and sanitary sewer service. All storm water drainage is into TXDOT right-of-way, along Red Bluff Rd. to Old SH-146. A commercial entrance has been approved by TXDOT in the center of the western boundary onto Old SH-146.

Impacted Parties (Expected/Notified):

Recommended Action:

Attachments:

(Please list description of attachments and number of pages in each attachment)

1. Exhibit A. Preliminary Planned Unit Development Plan, Titled: "Seaside RV Resort & Cabanas Planned Unit Development".
2. Picture of the Site.

Fiscal Impact:	Budgeted	___ Yes ___ No	Finance Officer Review:
	Budget Amendment Required	___ Yes ___ No	
	Future/Ongoing Impact	___ Yes ___ No	
	Budget Dept/Line Item Number <u>N/A</u>		

Funding Comments:

N/A

Where on the agenda should this item be placed?

(i.e. Public Hearing, New Business, Old Business, Consent Agenda, Executive Session, etc.)

Joint Public Hearing & New Business Item

Suggested Motion:

City Manager Review:

- ☐ Approved as submitted
- ☐ Submitted for Council consideration without comment
- ☐ Submitted for Council consideration with comments stated below:

(All items are to be reviewed and approved by the city manager, except items submitted by the mayor or any council member or routine consent agenda items such as minutes and second & third readings of ordinances.)

Sent to City Attorney for review _____

All requests must be submitted to the City Secretary's Office no later than 5:00 p.m. on the Wednesday preceding the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

(City Attorney should review all ordinances, resolutions, contracts and executive session items.)

Received and accepted by the City Secretary/Assistant _____

Returned by the City Secretary/Assistant (If incomplete) _____

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